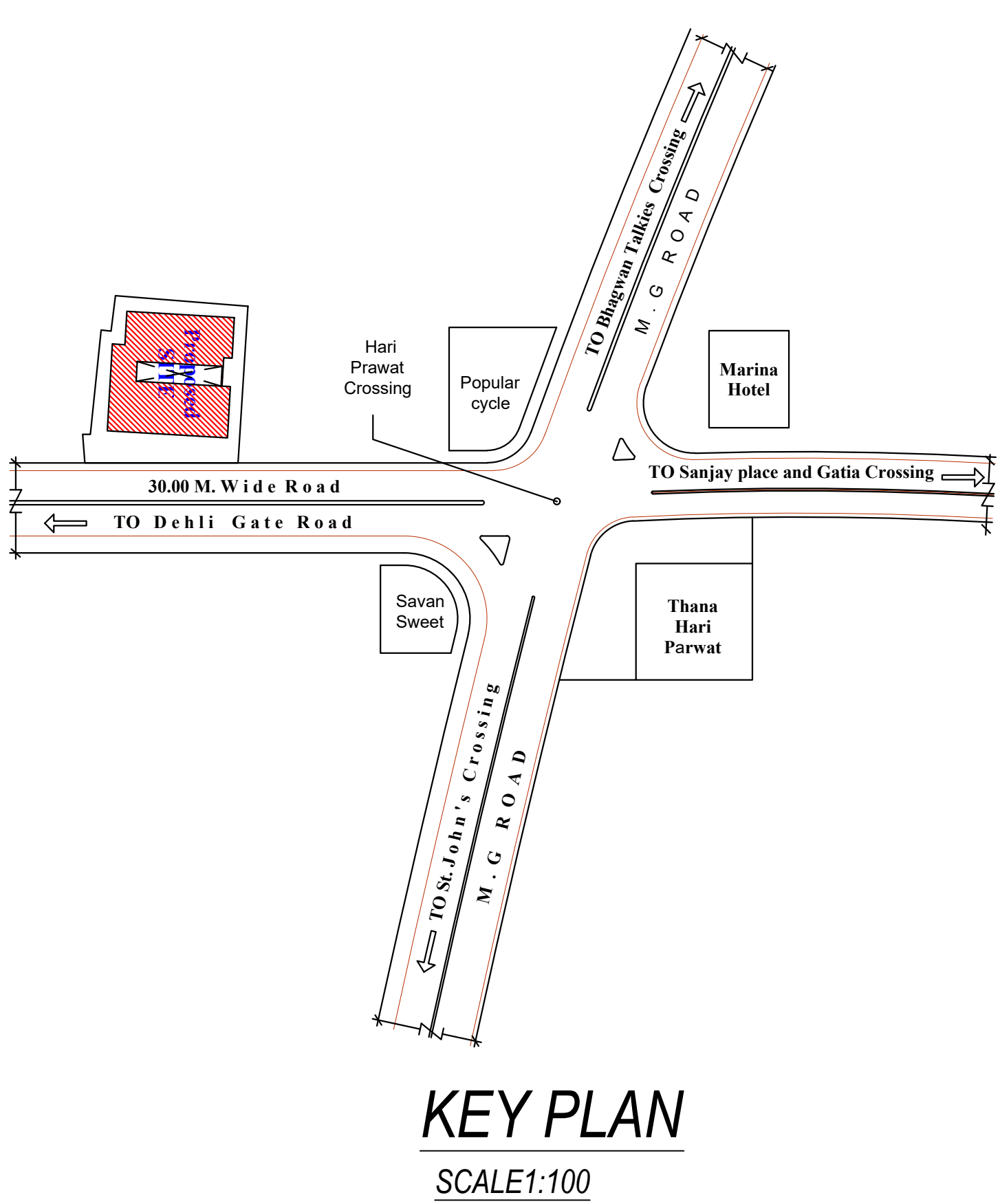
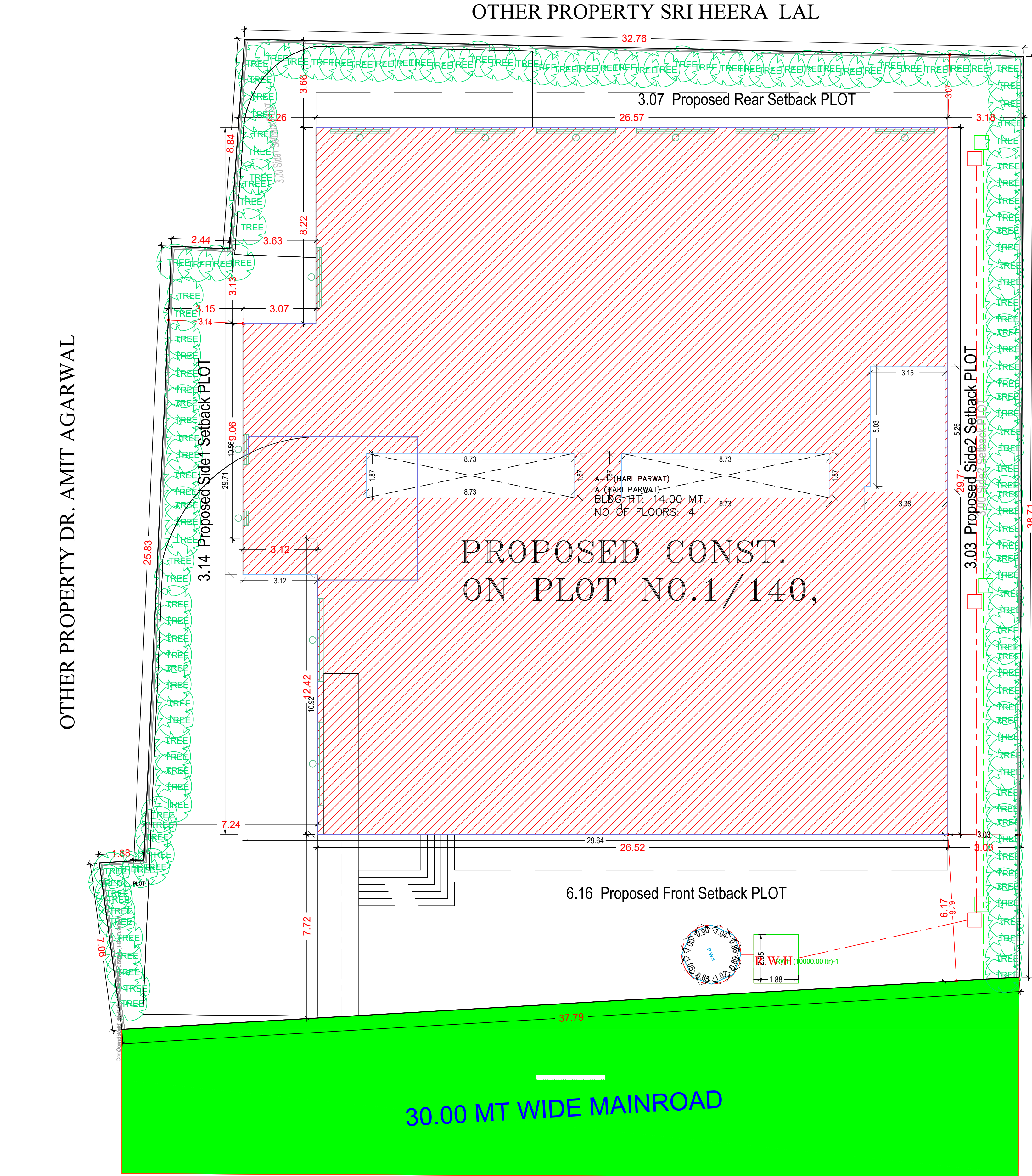
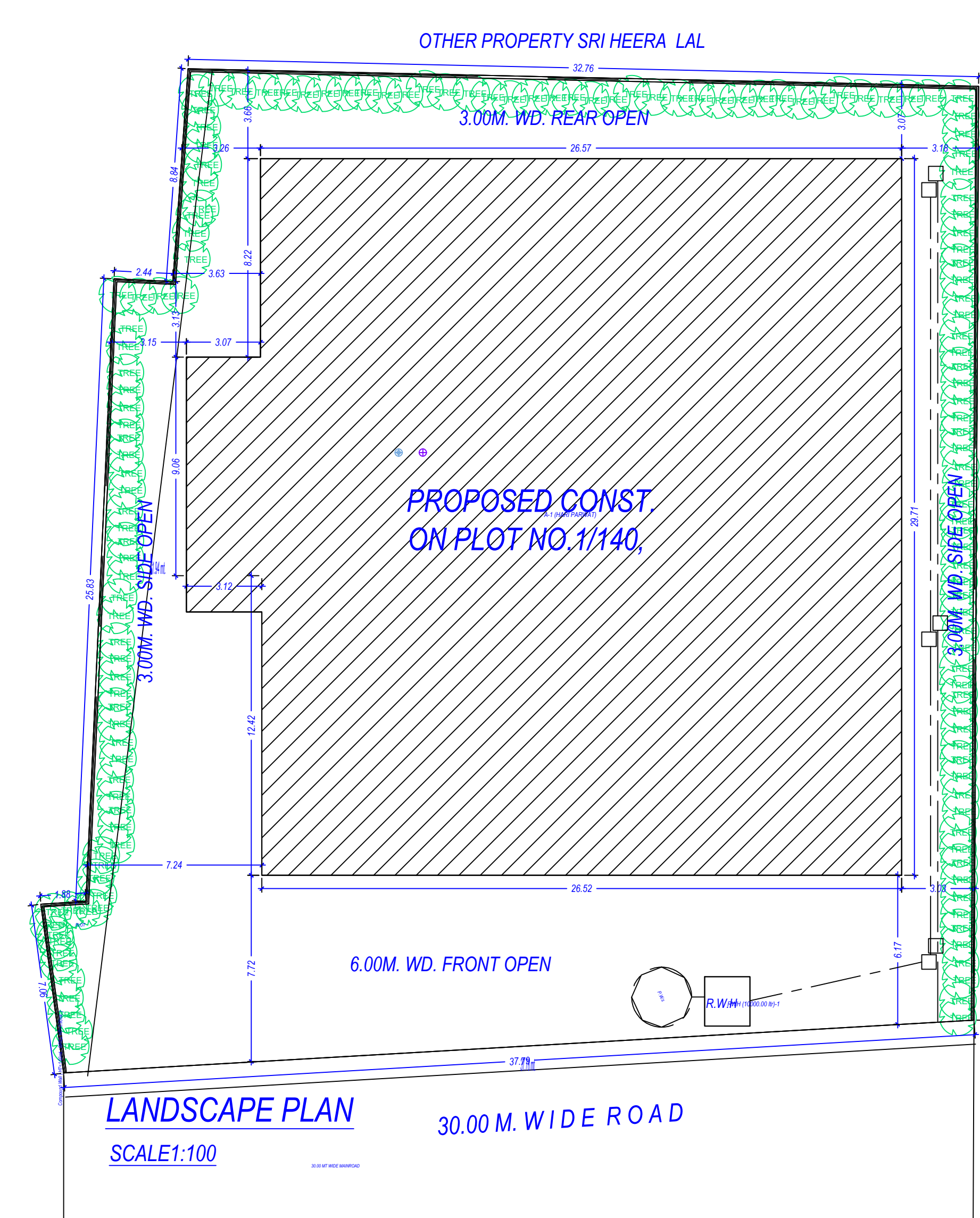
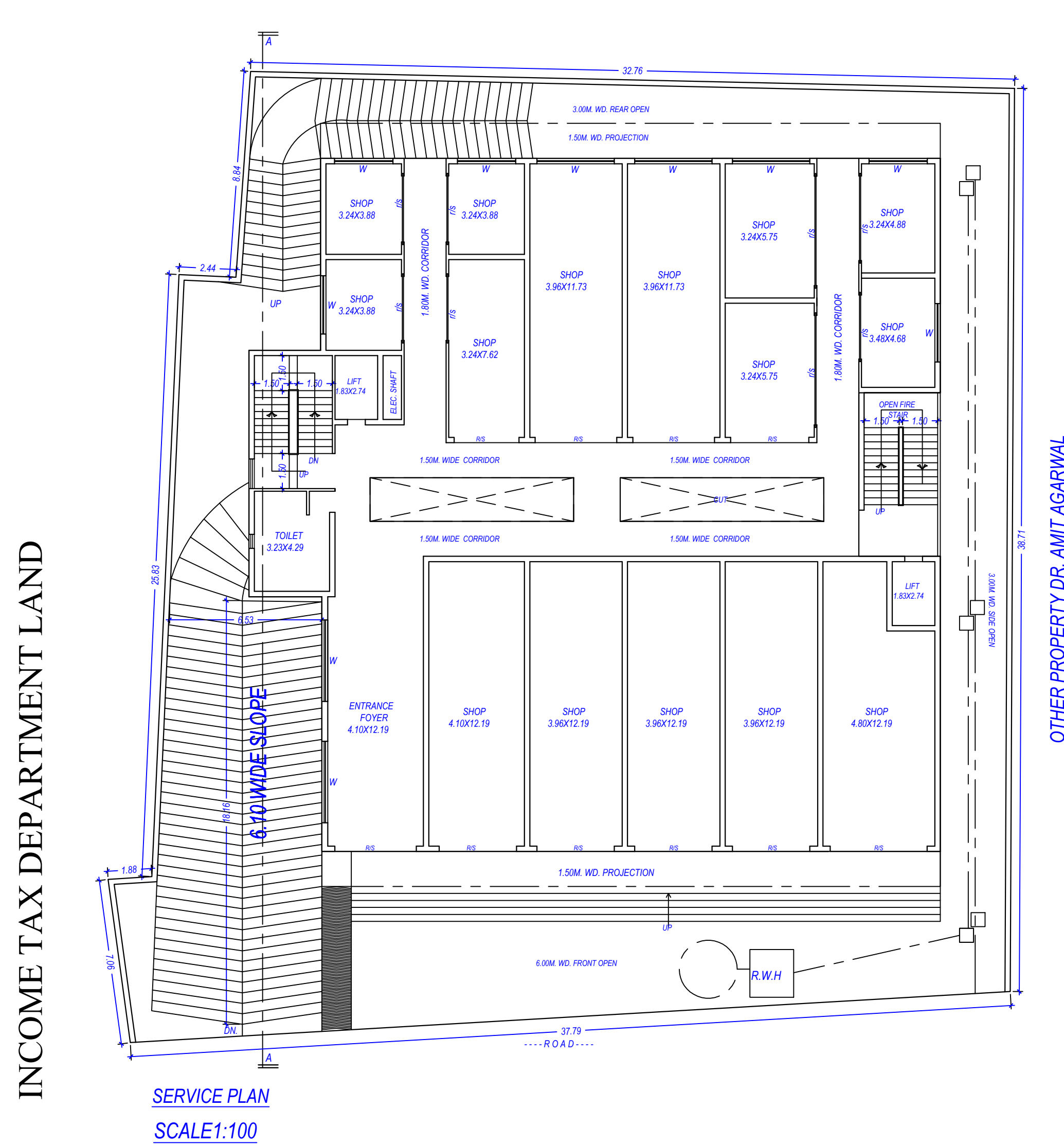
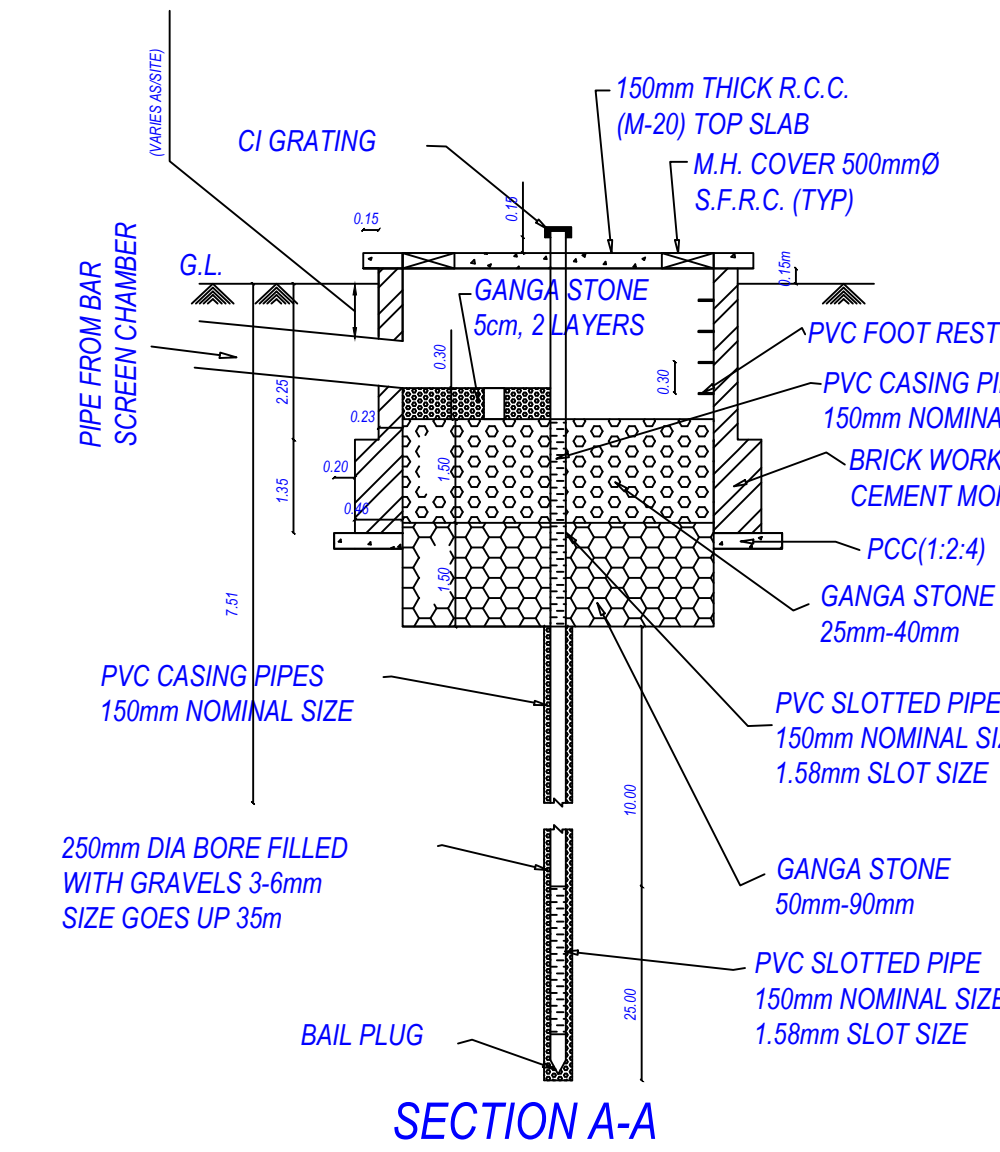


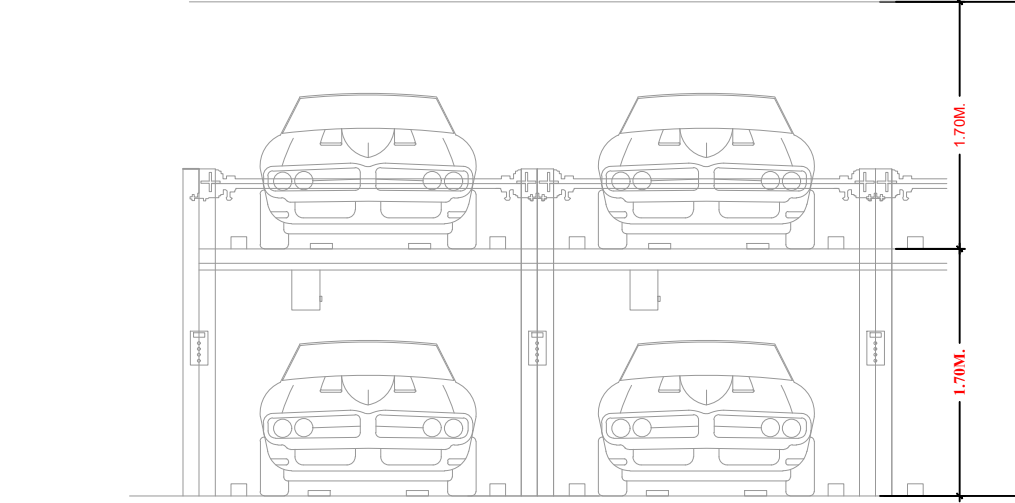


SITE PLAN
(SCALE 1:100)



FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A (HARI PARWAT)	1	4105.34	163.20	3942.14	84.06	37.35	1521.29	04
Signal	1	4105.34	163.20	3942.14	84.06	37.35	1521.29	04
Total	1	4105.34	163.20	3942.14	84.06	37.35	1521.29	04



Required Parking (Table 2a)

Building Name	Type	Subtype	Area (Sq.mt.)	Parking space reqd for entry	Prop.	Reqd./Unit	Reqd.	Prop.
A (HARI PARWAT)	Commercial	Commercial Building	> 0	100	1521.29	1.25	20	-
Office	Office	> 0	100	1510.51	2.00	31	-	-
Total	-	-	-	-	-	51	51	51

Buildingwise Floor FAR Details

Floor Name	Building Name	Total	Total FAR Area (Sq.mt.)	Total Paid FAR Area (Sq.mt.)
Basement Floor	A (HARI PARWAT)	777.83	0.00	0.00
Ground Floor	777.83	777.83	777.83	777.83
First Floor	777.83	777.83	777.83	777.83
Second Floor	777.83	777.83	777.83	777.83
Third Floor	777.83	777.83	777.83	777.83
Terrace Floor	777.83	777.83	777.83	777.83
Total	3942.14	3031.79	3942.14	3031.79

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (HARI PARWAT)	Commercial	Commercial Building	-	Lowrise Building	4	Basement Floor	Commercial - Parking	Commercial Building	Commercial	Commercial Building	Commercial	Commercial Building
						First Floor	Commercial	Commercial Building	Commercial	Commercial Building	Commercial	Commercial Building
						Second Floor	Office	Office	Office	Office	Office	Office
						Third Floor	Office	Office	Office	Office	Office	Office
						Terrace Floor	Commercial	Commercial Building	Commercial	Commercial Building	Commercial	Commercial Building

Total Plot Area: - 1443.00
Total FAR Area: - 3031.80
Total Coverage Area: - 771.95
Total BUA Area: - 3942.15

AREA STATEMENT

PROJECT DETAIL

Authority: Agra Development Authority

Authority Class: Category B

Authority Grade: Development Authority (DA)

Development Plan: Master Plan

Land Use Zone: Commercial use Zone

Land Sub Use Zone: Other Commercial

Layout Type: NA

Special Project: NA

Site Address: District Agra, Tehsil Agra, Village Sarjapur

AREA DETAILS

1. Area of Plot As per record

1443.00

2. Deduction for

(a) Proposed roads

0.00

(b) Any reservations

0.00

Total (a + b)

0.00

3. Net Area of plot (1 - 2) AREA OF PLOT

1443.00

4. % of Green and open space (Regd.)

0.00

% of Green and open space (Prop)

0.00

Balance area of Plot (1 - 4)

1443.00

Plot Area For Coverage

1443.00

Permitted FAR Area (1.50)

2164.50

Permitted FAR Area (1.75)

2525.25

Total Permitted FAR Area with Paid FAR (2.25)

3246.75

Total Permitted FAR Area (2.25)

3246.75

Total Paid Proposed FAR Area

867.35

Permissible Coverage area (60.00 %)

866.80

Proposed Coverage Area (53.50 %)

771.95

Total Prop. Coverage Area (53.50 %)

771.95

Balance coverage area (6.50 %)

93.85

Proposed Area at

Proposed F.S.I

Existing F.S.I

Basement Floor

777.83

0.00

0.00

Ground Floor

777.83

0.00

777.83

First Floor

777.83

0.00

777.83

Second Floor

777.83

0.00

777.83

Third Floor

777.83

0.00

777.83

Terrace Floor

777.83

0.00

777.83

Total Area

3942.14

3031.79

10.00

Total FAR Area

3031.79

Total Builtup Area

3942.15

Proposed F.S.I consumed:

2.10

Tenement Proposed At:

0.00

All Floors

0.00

Total Tenements (3 + 4)

4

Parking Statement

1. Parking Spaces Required as per Regulations:

201.25

2. Proposed Parking Space:

1276.66

Color Notes

COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD

PROPOSED CONSTRUCTION

COMMON PLOT

ROAD ALIGNMENT (ROAD WIDENING AREA)

FUTURE T.P. SCHEME DEDUCTION AREA

EXISTING (To be retained)

EXISTING (To be demolished)

Building Conditions Checks

No. 1

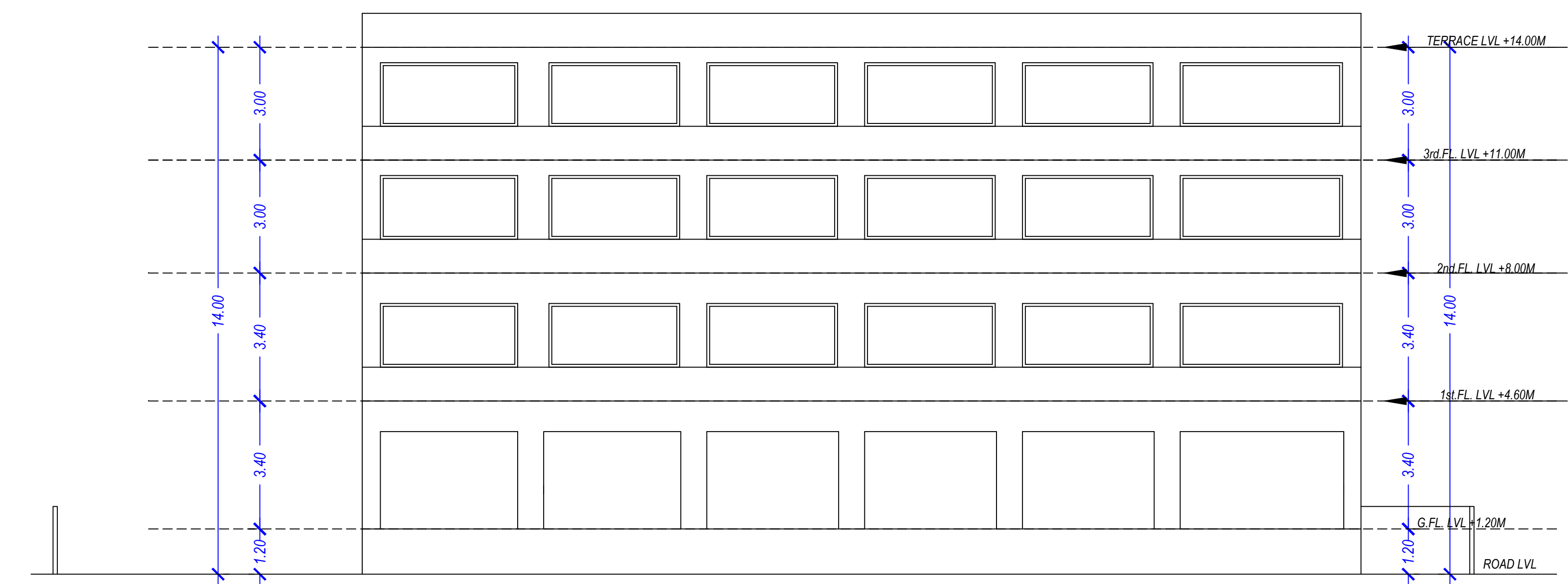
Condition

For A (HARI PARWAT) Increase of Mechanical parking of Stack parking provided in the Building. For stack parking at the time of completion the owner shall produce technical data with respect to height. The height shall not exceed more than 5% of that required as per company specifications and the height of stack parking shall not exceed more than 5% of that required as per company specifications.

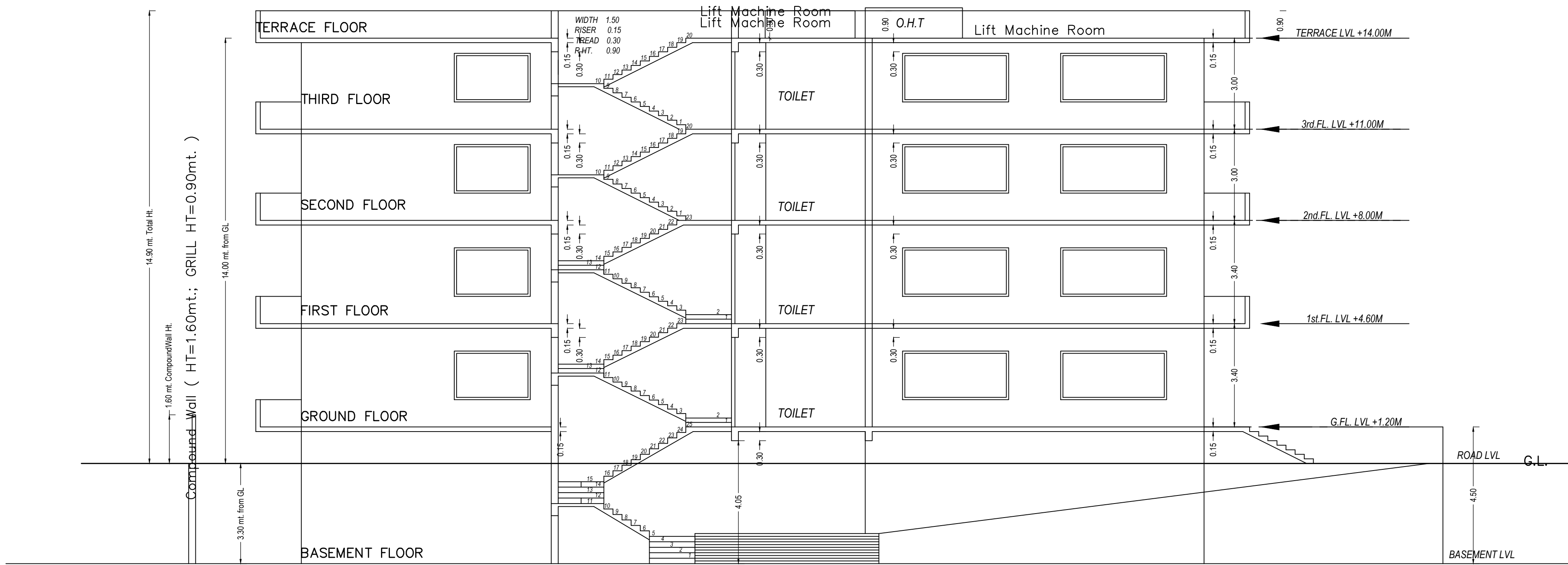
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

ISO_A200_841.00 x 1189.00_MM

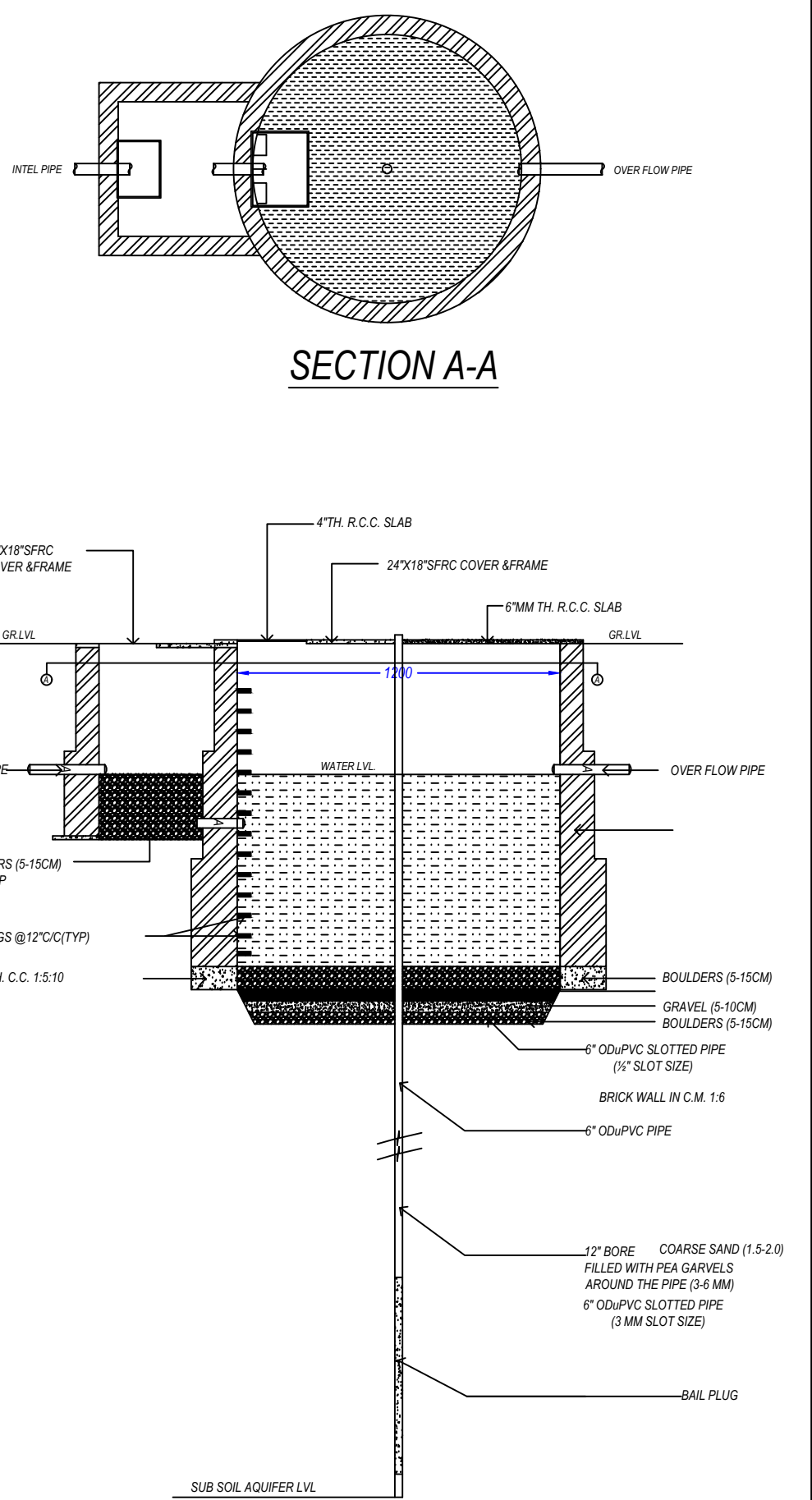
The correctness and accuracy of Proposal Information and drawing is a responsibility of P/O/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. Soft Tech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and Blue color are user inputs, which are not verified and not generated by scrutiny software.



FRONT ELEVATION



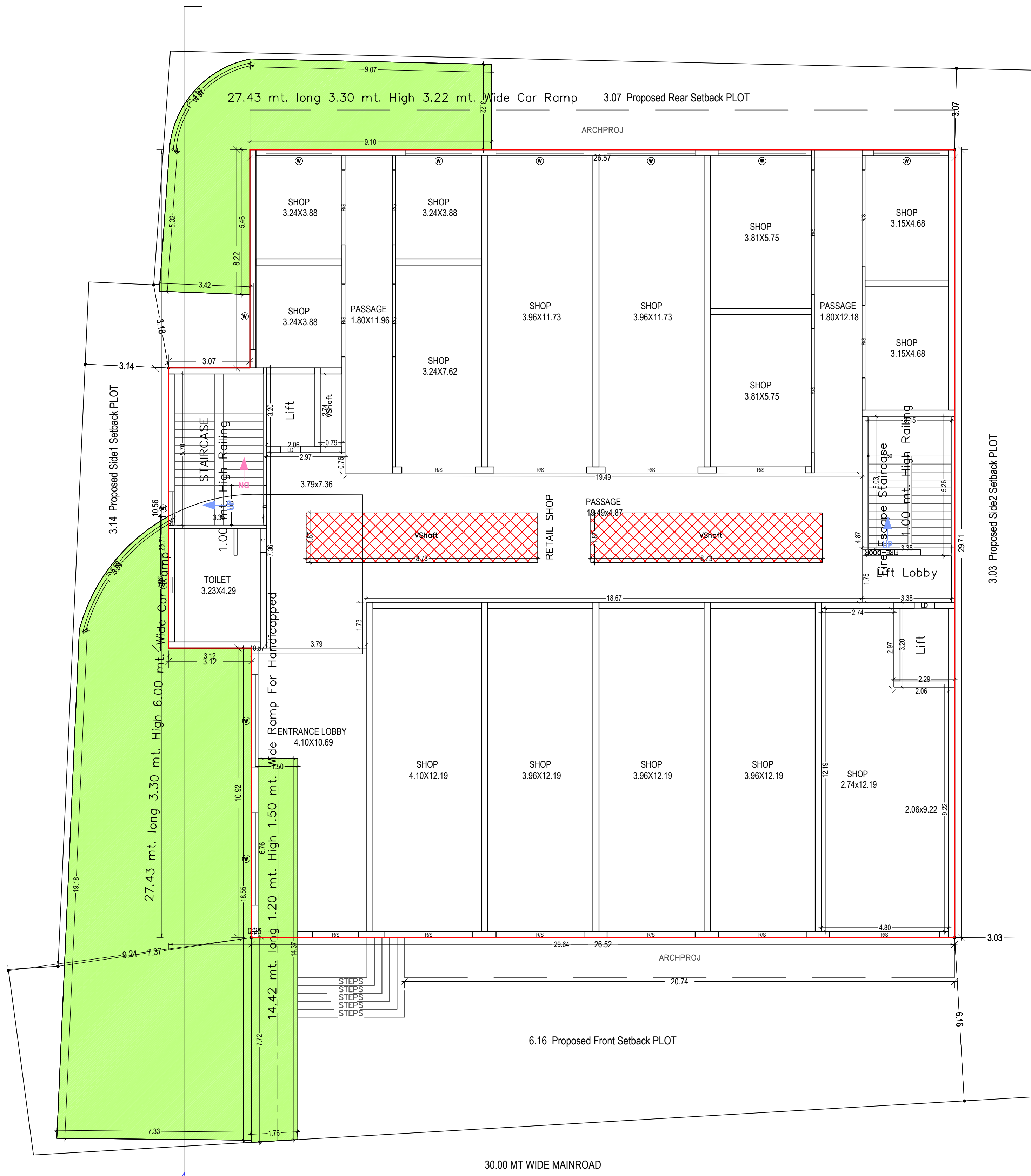
SECTION AT A-A



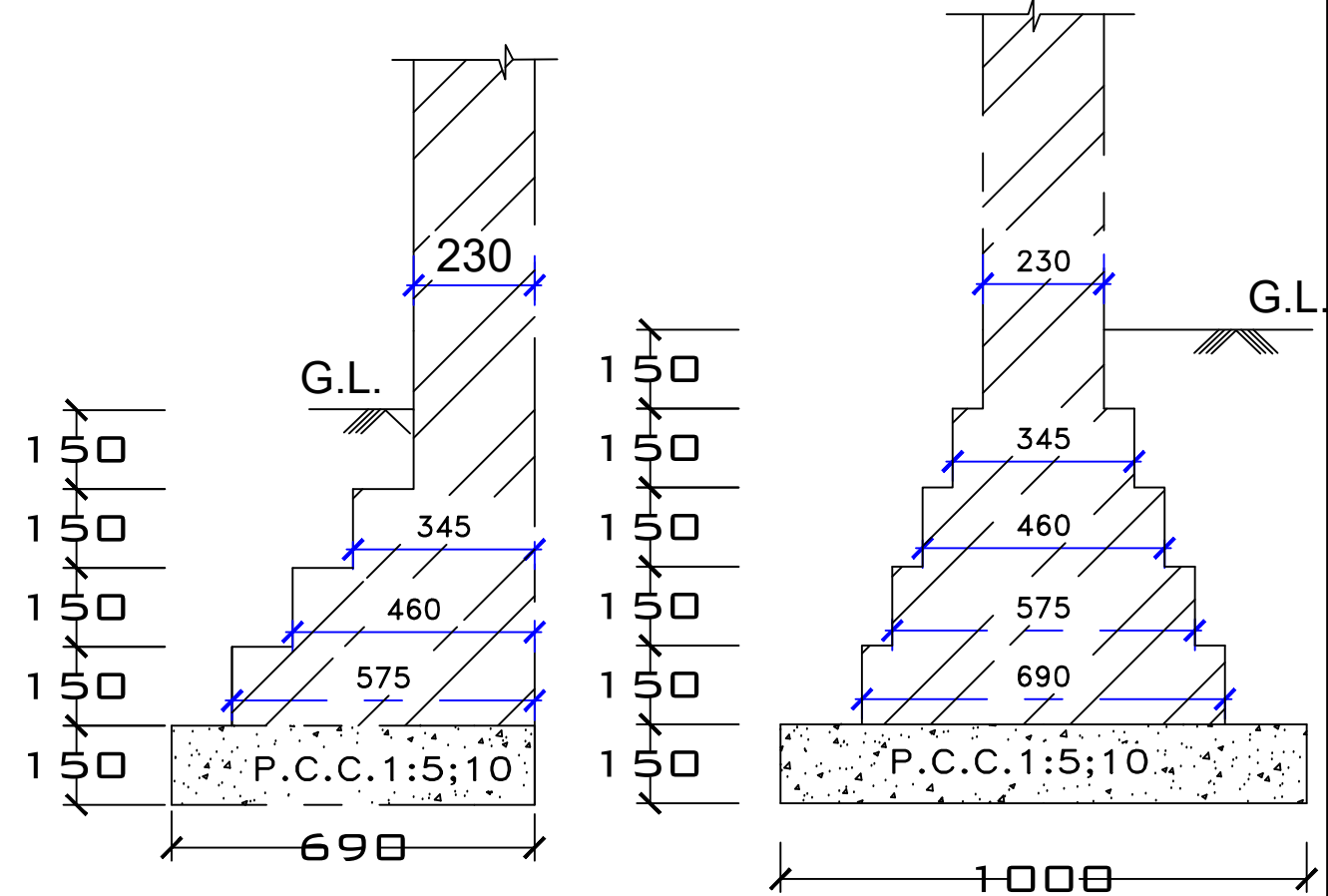
DETAIL OF RAIN WATER HARVESTING SYSTEM



BASEMENT FLOOR PLAN
(SCALE 1:100)



GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FOUNDATION DETAIL

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (HARI PARWAT)	LD	0.76	2.59	04
	D	0.90	2.59	04
	RS	1.41	2.59	02
	DT	1.50	2.59	04
	RS	1.54	2.59	02
	RS	1.74	2.59	01
	RS	2.38	2.59	03
	RS	2.74	2.59	05
	RS	2.78	2.59	02
	RS	2.83	2.59	04
	RS	3.32	2.59	04
	RS	3.35	2.59	02
	RS	3.50	2.59	19
	RS	3.56	2.59	03
	RS	3.62	2.59	02
	RS	3.64	2.59	05
	RS	4.16	2.59	01
	RS	4.69	2.59	04

Building A (HARI PARWAT)												
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.			Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	FAR	Total FAR Area (Sq.mt.)	No. of Unit
		Duct/Void	Duct	Crown		Mummy	Lift	Lift Machine				
Basement Floor	777.83	0.00	777.83	17.58	5.01	0.00	753.66	0.00	0.00	0.00	0.00	0.00
Ground Floor	821.21	32.64	788.57	16.62	0.00	5.92	0.00	756.04	0.00	756.04	0.00	0.00
First Floor	821.21	32.64	788.57	16.62	10.78	0.00	5.92	0.00	755.25	0.00	755.25	0.00
Second Floor	821.21	32.64	788.57	16.62	10.78	0.00	5.92	0.00	755.25	0.00	755.25	0.00
Third Floor	821.21	32.64	788.57	16.62	10.78	0.00	5.92	0.00	755.25	0.00	755.25	0.00
Terrace Floor	42.67	32.64	10.03	0.00	10.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	4195.35	163.20	3942.15	84.06	37.35	10.03	23.68	753.66	1521.29	1510.51	3031.80	04
Total Number of Same Buildings	1											
Total	4195.35	163.20	3942.15	84.06	37.35	10.03	23.68	753.66	1521.29	1510.51	3031.80	04

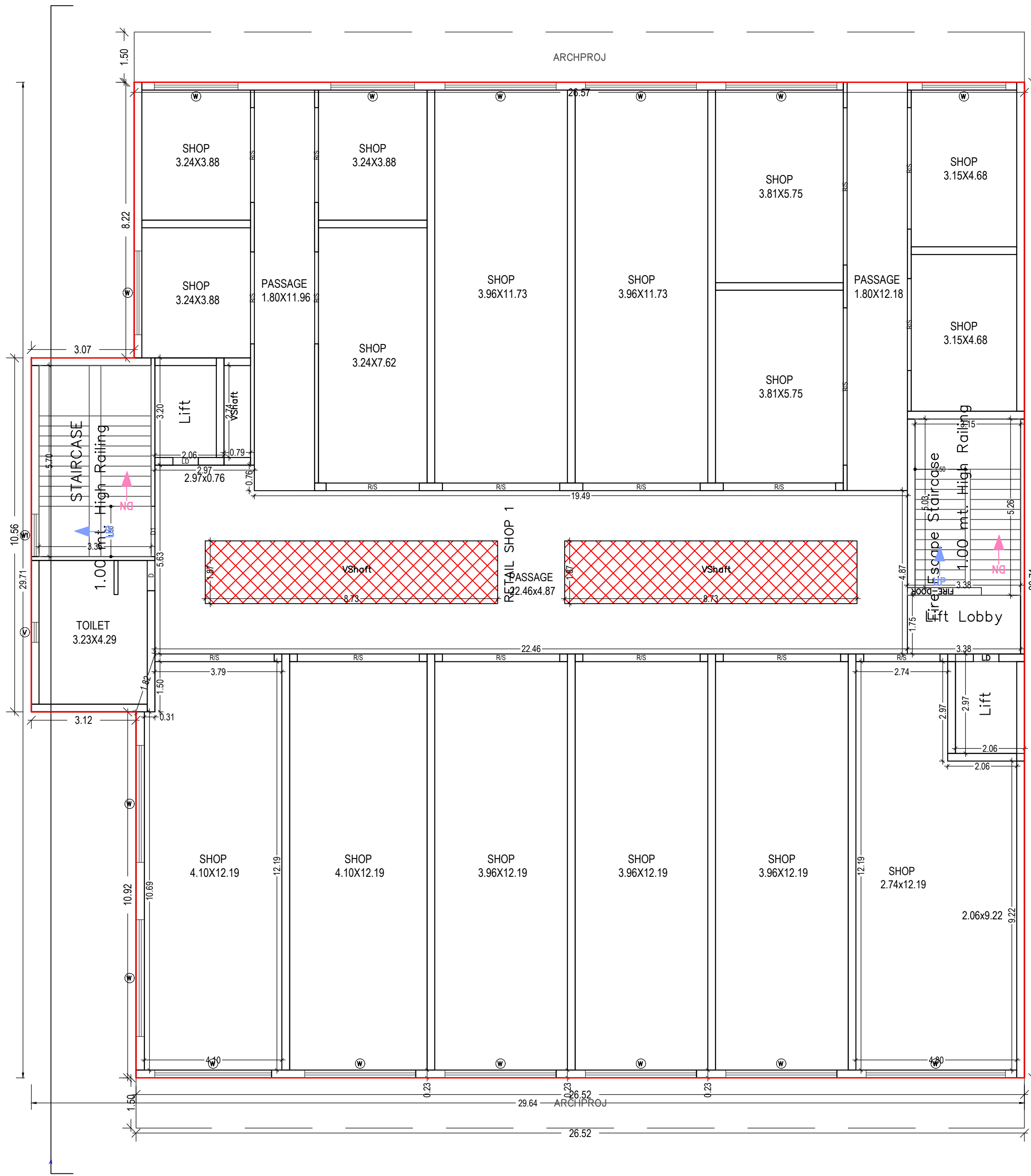
UnitBUA Table for Building A (HARI PARWAT)													
Floor	Name	UnitBUA Type	Gross UnitBUA Area in Sq.mt.	Deductions From Gross UnitBUA/Area in Sq.mt.			UnitBUA Area	Deductions (Area in Sq.mt.)			Carpet Area	No. of Unit	
				Lift	Shaft	Wail		Stair	Window				
GROUND FLOOR PLAN	RETAIL SHOP	SHOP	821.22	15.94	34.81	770.47	60.67	35.69	1.53	672.58	01		
			Total	821.22	15.94	34.81	770.47	60.67	35.69	1.53	672.58	01	
			Typical Floor = 1										
FIRST FLOOR PLAN	RETAIL SHOP	SHOP	821.22	15.94	34.81	770.47	60.67	35.69	1.53	672.58	01		
			Total	821.22	16.70	34.81	769.71	61.76	35.69	2.48	669.78	01	
			Typical Floor = 1										
SECOND FLOOR PLAN	OFFICE	OFFICE	821.22	16.70	34.81	769.71	61.76	35.69	2.48	669.78	01		
			Total	821.22	16.70	32.64	771.88	62.31	35.69	2.48	671.40	01	
			Typical Floor = 1										
THIRD FLOOR PLAN	OFFICE	OFFICE	821.22	16.70	32.64	771.88	62.31	35.69	2.48	671.40	01		
			Total	821.22	16.70	32.64	771.88	62.31	35.69	2.48	671.40	01	
			Typical Floor = 1										
Total	-	-	3284.88	66.03	134.91	3083.94	247.06	142.75	8.97	2685.16	04		

Staircase Checks (Table Ba-1)				
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
BASEMENT FLOOR PLAN	STAIRCASE	1.50	0.300	0.200
		1.50	0.300	0.142
GROUND FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.142
		1.50	0.300	0.142
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.142
		1.50	0.300	0.142
SECOND FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.125
		1.50	0.300	0.125
THIRD FLOOR PLAN	STAIRCASE	1.50	0.300	0.125
		1.50	0.300	0.125

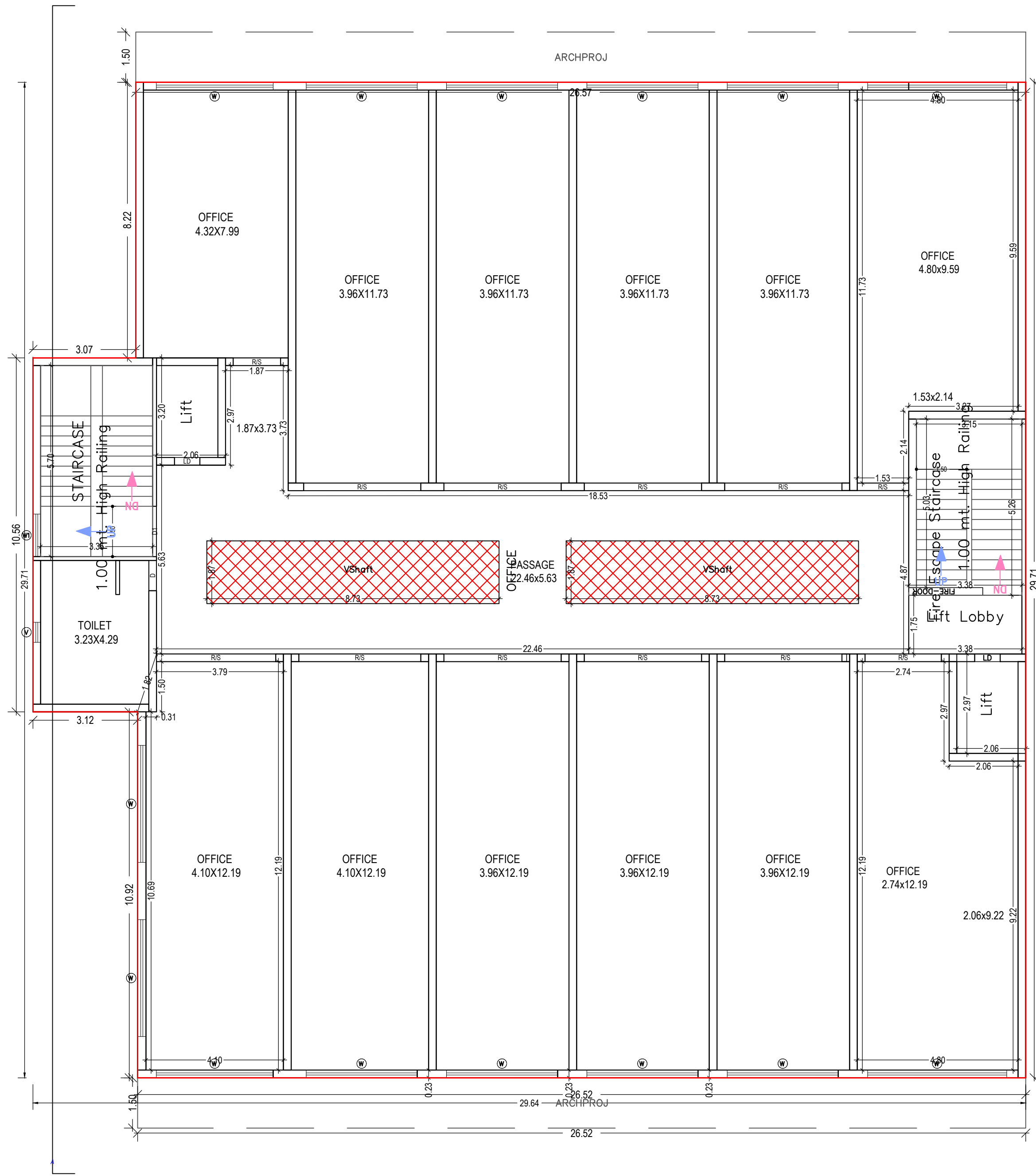
SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (HARI PARWAT)	V	0.60	1.00	04
	W1	1.27	1.68	04
	W	2.50	1.68	08
	W	3.32	1.68	26
	W	3.49	1.68	13
	W	4.16	1.68	06

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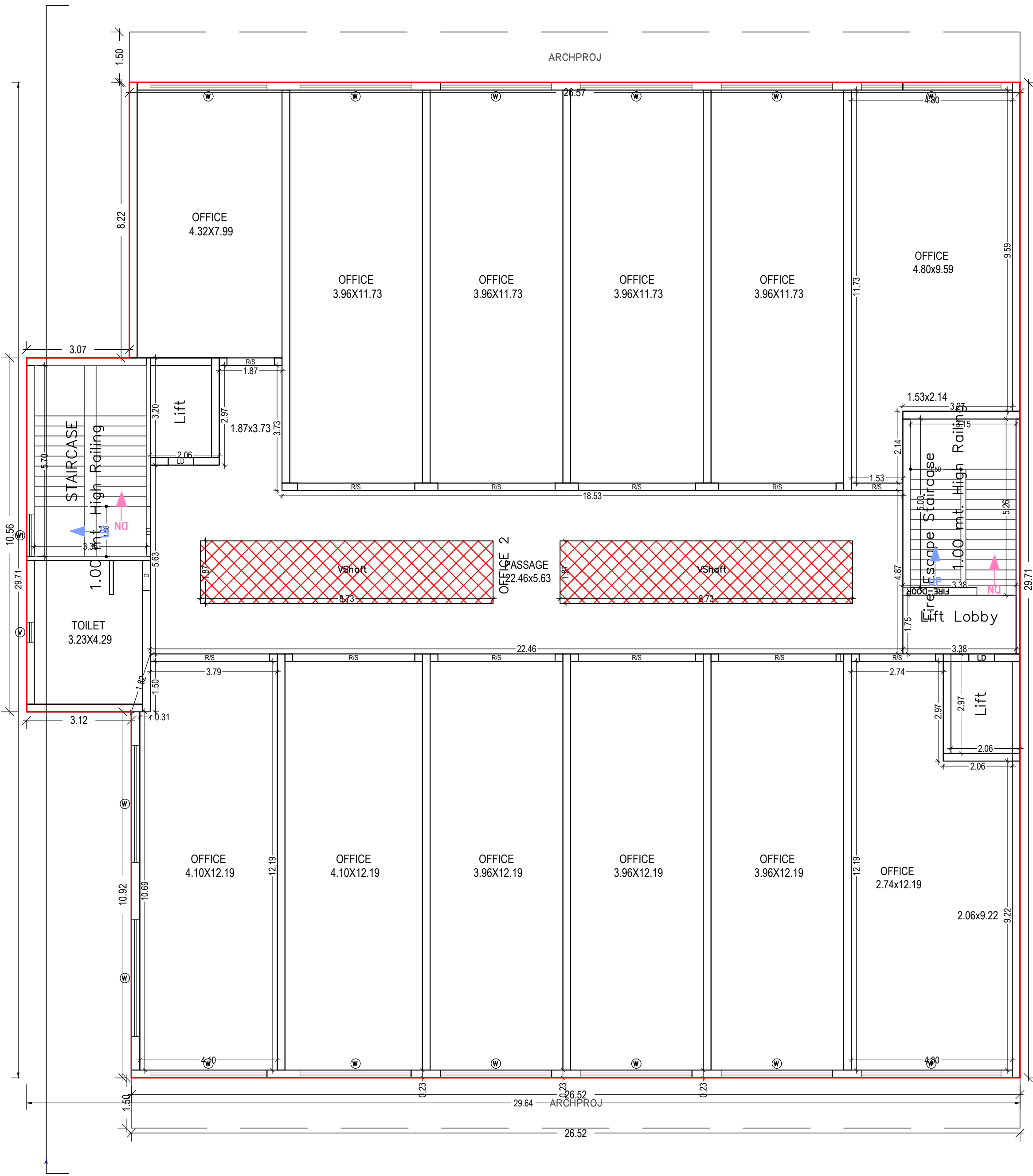
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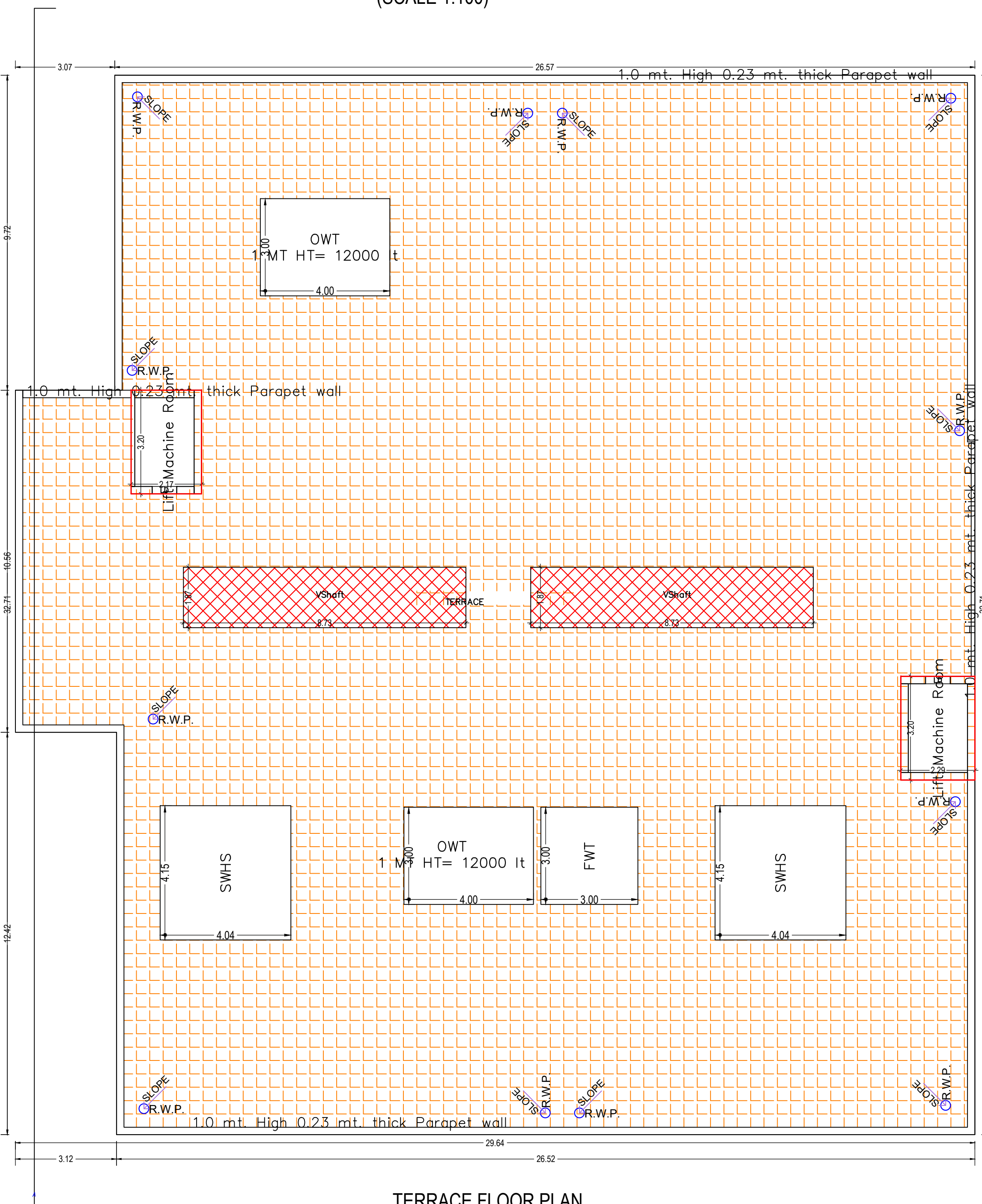
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

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Total Plot Area: -	1443.00	Total FAR Area: -	3031.80
Total Coverage Area: -	771.95	Total BUA Area: -	3942.15

OWNER'S NAME AND SIGNATURE M/s Shree Raj ventures through partner Rakesh kumar,rakesh-30046@gmail.com,9412720193	
ARCHITECT'S NAME AND SIGNATURE YESHWIR SINGH CA-2000-29908	REGISTERED ARCHITECT JRE ENGINEER
Agra Development Authority  	
Building Plan Application Number ADA/BP/20-21/1149	
Sanctioned On 25 Jun 2022	
Valid Till 05 Jul 2027	
Approved By Rajender Pensiya (Vice Chairman)	
Examined By Raj Kapoor (JE)	
BP Singh (JE)	
Satish Chand Rajput (Assistant Engineer)	
Prabhat Kumar (Executive Engineer/ Town Planner)	
Satish Chand Rajput (Assistant Engineer)	
Prabhat Kumar (Executive Engineer/ Town Planner)	